



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.us

FAX 410-313-3467

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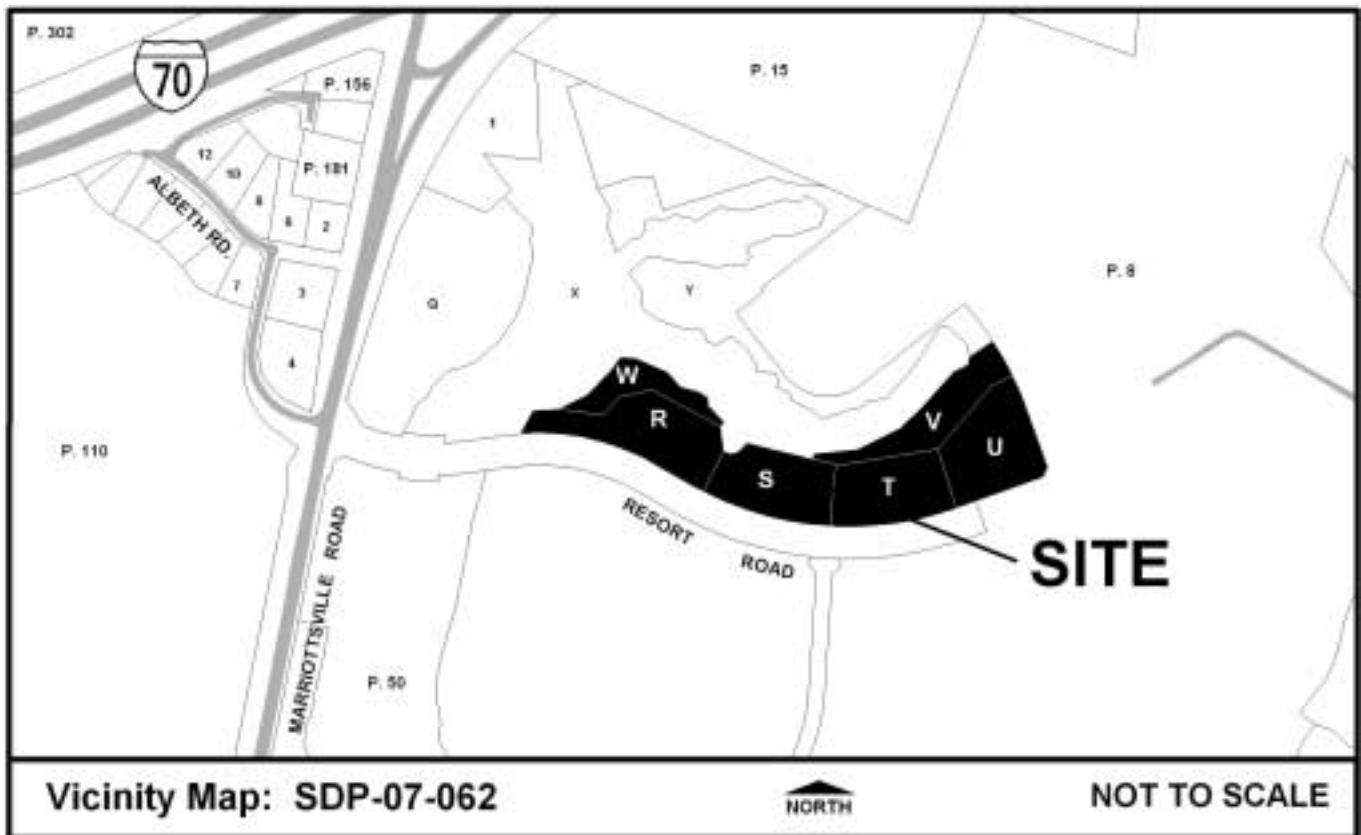
TECHNICAL STAFF REPORT
Planning Board Meeting of July 31, 2008

Case No./Petitioner: SDP-07-062/Mangione Enterprises of Turf Valley, LP

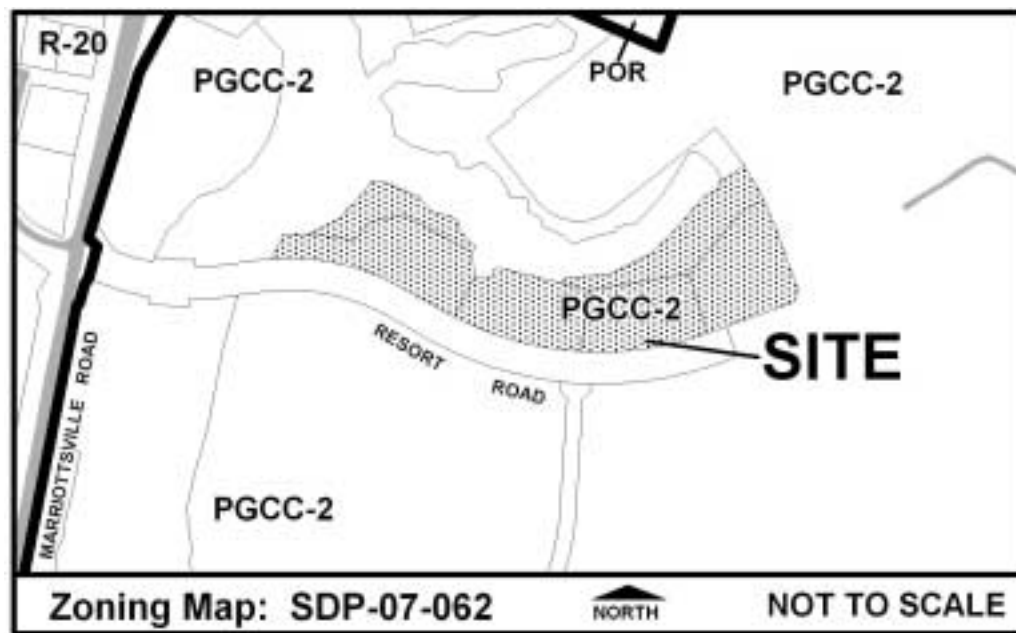
Project Name: Oakmont at Turf Valley

Request: For approval of a site development plan for the construction of four condominium buildings and associated site improvements, including the determination that the building design will mitigate the visual impact of the proposed building length, in accordance with the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP) and Section 126 of the Howard County Code.

Location: The Oakmont at Turf Valley site is located on the north side of Resort Road, 650 feet east of Marriottsville Road in Ellicott City, Howard County, Maryland. It is located on Tax Map 16, Grid 10, Parcel 8, in the Third Election District. The 9.73-acre site is located in Development Area "K" as identified on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP and recorded as Parcels R, S, T, U, V and W of the Oakmont at Turf Valley subdivision.



Vicinal Properties: The site is bounded on the south by newly constructed Resort Road, a Howard County major collector highway. Open Space Parcel X, containing significant environmental features, and Parcel Y are located west and north of the project site. Development Area “N” as identified on the FDP is located to the east. The Department is currently processing final plans for the Villages of Turf Valley subdivision located in Area “N” (F-08-060, F-08-084, F-08-085, F-08-086). Open Space Parcel X, Parcel Y and Development Area “N” are contiguous holdings of the petitioner.



General Comments:

- A. **Existing Conditions:** A majority of the site contains forest and shrub vegetation; areas have been cleared in the western and eastern ends of the site for golf course greens and tees, respectively, and the site is traversed by golf cart paths. The site abuts the 100-year floodplain of the Little Patuxent River and the 25-foot buffer surrounding nontidal wetlands associated with a tributary of the Little Patuxent River. No protected steep slopes, wetlands, or streams exist within the project boundary.
- B. **Site Improvements:** The SDP proposes construction of four 7-story condominium apartment buildings, associated infrastructure improvements, and site landscaping. Each apartment building consists of a first floor parking garage of 42 parking spaces and 48 apartment units. The mean height of each apartment building is 77.83 feet and the maximum length of each building is 258 feet. Infrastructure improvements include construction of exterior parking, retaining walls and stormwater management facilities, and installation of utilities. Based on Zoning Regulation requirements, 384 parking spaces are required for the residential apartment use. The developer is providing 385 spaces; 168 will be provided in parking garages and 217 in exterior parking areas.

- C. **Environmentally Sensitive Areas:** The SDP proposes no impact to environmentally sensitive features. The project has been designed to avoid impacts to adjacent nontidal wetlands, wetland buffers and 100-year floodplain associated with the Little Patuxent River and the tributary of the Little Patuxent River.
- D. **Stormwater Management:** The SDP proposes stormwater management through the use of two ponds utilizing extended detention for quantity management and sand filters for water quality treatment. Stormwater management has been provided in accordance with the 2000 MDE Stormwater Design Manual and Howard County Design Manual Volume I.
- E. **Erosion and Sediment Control:** The SDP proposes erosion and sediment control measures designed in accordance with the 1994 Standards and Specifications for Soil Erosion and Sediment Control.
- F. **Landscaping:** The SDP proposes landscaping of the development perimeter, parking lot, stormwater management and areas internal to the development in accordance with the Subdivision and Land Development Regulations and the Landscape Manual.
- G. **Forest Conservation:** The SDP includes no Forest Conservation Plan since the project is exempt from forest conservation requirements. The project is exempt since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.
- H. **Coverage, Height, Setback and Parking Requirements:** The SDP complies with coverage, height, setback and parking requirements established by the Howard County Zoning Regulations and the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP. The FDP stipulates a maximum allowable height of 80 feet (77.83 feet is proposed) and building setbacks of 50 feet (front) and 20 feet (rear); setback requirements have been observed. No lot coverage requirement is imposed upon residential uses other than single-family attached projects. The development requires 384 parking spaces; 385 will be provided, 168 in garages and 217 in on-street parking areas. The maximum residential building length as stipulated by the FDP is 120 feet, however, the FDP and Howard County Code allow for approval of the proposed building length of 258 feet contingent upon Planning Board determination that building design will mitigate the visual impact of the increased building length.
- I. **Maryland Department of the Environment, Voluntary Cleanup Program:** The SDP complies with requirements for plan approval established by the Howard County Code for golf course redevelopment. The Maryland Department of the Environment, Voluntary Cleanup Program (VCP) notified the petitioner by letter dated July 8, 2008 that a complete VCP application had been filed for the Oakmont at Turf Valley development.

Planning Board Criteria:

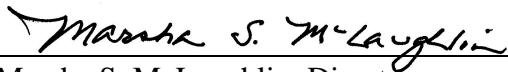
- A. **The plan is consistent with the Howard County General Plan:** The Oakmont at Turf Valley SDP complies with criteria established by the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP). The FDP includes criteria established by the Howard County Zoning Regulations for the Planned Golf Course Community (PGCC) Zoning District. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.
- B. **The plan results in an appropriate arrangement of land uses within the district:** The Oakmont at Turf Valley condominium development is a use permitted as a matter of right in the PGCC Multi-Use Subdistrict. Additionally, the project is located in Development Area “K” as depicted on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP, an area projected for “all permitted residential uses”, which includes apartment units. The land use proposed by the SDP is consistent with the land use arrangement as defined by the FDP.
- C. **The relationship between the location of proposed dwelling units, required open space, landscape design requirements, setback requirements and existing dwelling units on adjoining properties is such that the existing dwelling units will be buffered from the proposed development:** No existing dwelling units are located on properties adjoining the Oakmont at Turf Valley site. However, the SDP includes a landscaping plan prepared in accordance with County Regulations and the Landscape Manual. All proposed improvements comply with setback requirements. The Turf Valley Fourth Amended Comprehensive Sketch Plan, based on the Zoning Regulations, established open space requirements for the PGCC District. The FDP and Oakmont at Turf Valley subdivision plat contain drawings including golf course and/or open space areas which meet or exceed requirements established by the Zoning Regulations and Comprehensive Sketch Plan.
- D. **The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:** The Oakmont at Turf Valley Condominium development is exempt from the standards of the Adequate Public Facilities Ordinance. The SDP includes two access points to the site from the portion of existing Resort Road which has been constructed from the east side of Marriottsville Road. Resort Road has been designed and constructed and will ultimately be improved in accordance with a traffic study approved by the Planning Board as part of the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan on April 27, 2006.

- E. **Necessary water and sewer facilities are available to serve the proposed development:** Public water and sewer service for the Oakmont at Turf Valley development will be provided by existing Contract No. 24-4236-D.

SRC Action: The Subdivision Review Committee (SRC), by letter dated July 11, 2008, notified the petitioner that SDP-07-062 may be approved subject to Planning Board approval.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends **approval** of the site development plan, including the proposed building length of 258 feet.



Marsha S. McLaughlin, Director
Department of Planning and Zoning

07/17/08

Date

<i>NO</i>	<i>TITLE</i>
1	COVER SHEET
2	DIMENSION PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SEDIMENT CONTROL NOTES & DETAILS
6	STORMDRAIN PROFILES AND SHC & WHC PROFILES
7	STORMDRAIN PROFILES
8	DRAINAGE AREA MAP
9	STORMWATER MANAGEMENT DETAILS POND # 1
10	STORMWATER MANAGEMENT DETAILS POND # 2
11	SWM SPECIFICATIONS AND SOIL BORINGS
12	LANDSCAPE PLAN
13	RETAINING WALL DETAILS
14	RETAINING WALL DETAILS

ADDRESS CHART	
BUILDING NO.	STREET ADDRESS
BUILDING # 1	11090 RESORT ROAD
BUILDING # 2	11070 RESORT ROAD
BUILDING # 3	11050 RESORT ROAD
BUILDING # 4	11030 RESORT ROAD

PERMIT INFORMATION CHART						
SUBDIVISION NAME OKMONT AT TURF VALLEY			SECTION/AREA		LOT/PARCEL # R.S.T.U.V.W	
PLAT #	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT	
18773 & 18775		PGCC	P/O 8	3	602200	
WATER CODE H-06			SEWER CODE		5992000	
PROPOSED IMPROVEMENTS: APARTMENT BUILDINGS						

AS-BUILT CERTIFICATION	
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.	
SIGNATURE	P.E. NO.: _____ DATE: _____
SIGNATURE MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE COMMONLY ACCEPTED ENGINEERING STANDARDS. SIGNATURE DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, REGULATION, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.	
BY THE DEVELOPER: "I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE CONDITIONS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A REPUTABLE SOURCE OF THE PERMANENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."	
SIGNATURE OF DEVELOPER	DATE
PRINTED NAME OF DEVELOPER	
BY THE ENGINEER: "I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."	
SIGNATURE OF ENGINEER	DATE
PRINTED NAME OF ENGINEER	
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.	
USDA - NATURAL RESOURCES CONSERVATION SERVICE	DATE
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.	
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS	
CHIEF BUREAU OF HIGHWAYS	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

JAMES KEELTY & CO., INC.
61 E. PADONIA RD.
TIMONIUM, MARYLAND
21094-0528
(410) 252-8600

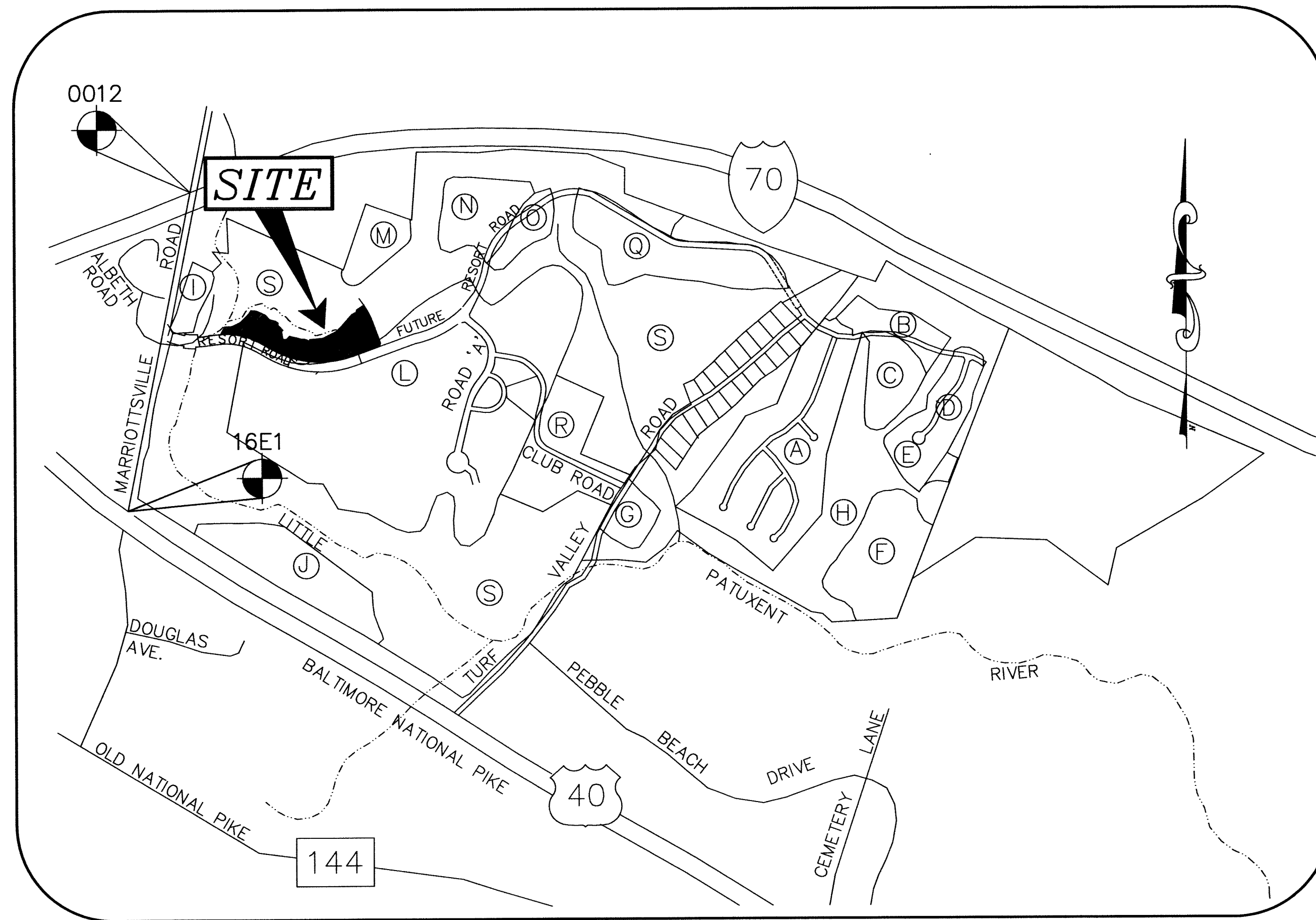
SITE DEVELOPMENT PLAN

OAKMONT at TURF VALLEY

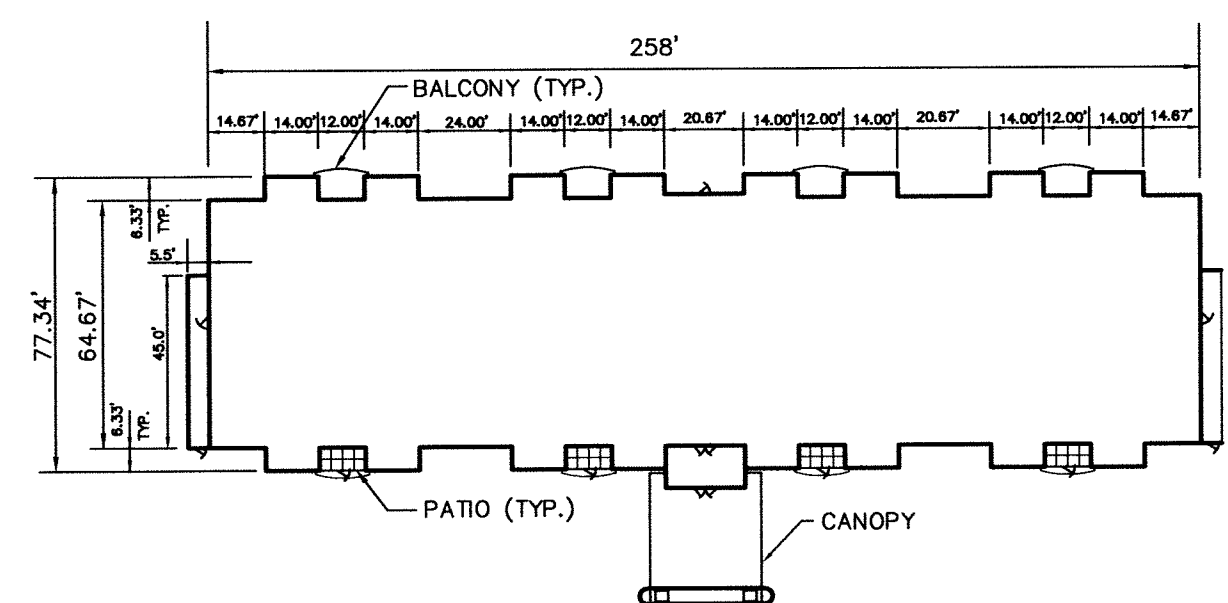
(CONDOMINIUM BUILDINGS)

3rd ELECTION DISTRICT

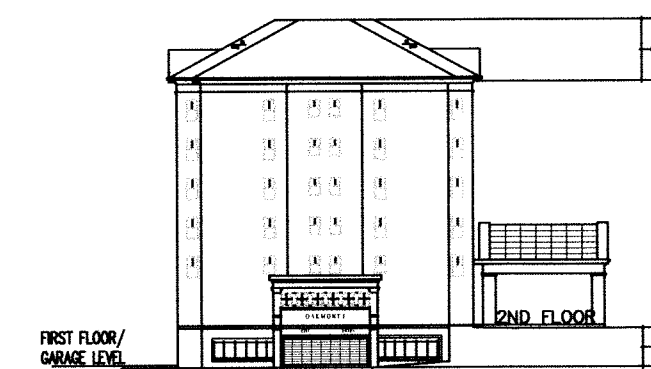
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE : 1" = 1000'



BUILDING A PLAN



BUILDING A PROFILE
SCALE: 1"=50'

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

4. EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC MAPPING PREPARED BY MAPPING ASSOCIATES DATED MARCH 2006.

5. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 16E1 AND 0012.

STA. No. 16E1	N 593,250.9638 E 1,340,192.7070	EL. 463.906
STA. No. 0012	N 596,502.7604 E 1,340,864.3654	EL. 486.230

6. SITE ANALYSIS DATA:

RECORD PLAT NUMBER:	18773-18775
TOTAL PROJECT AREA:	36.48 AC.±
AREA OF PLAN SUBMISSION:	9.73 AC.±
AREA OF BUILDING COVERAGE:	1.64 AC.± (17%)
ZONING:	PGCC, PGCC-2 (MULTI USE SUBDISTRICT)
PROPOSED USE:	APARTMENT BUILDINGS
FLOOR SPACE ON EACH LEVEL:	7,772 SQ.FT.
NUMBER OF PROPOSED UNITS:	48 UNITS PER BUILDING
NUMBER OF PARKING SPA. REQUIRED:	2 SPACES PER UNIT (192/2=384 SPACES)
NUMBER OF PARKING SPA. PROVIDED:	385 SPACES
NUMBER OF PARKING SPA. OFF STREET:	168 SPACES
NUMBER OF PARKING SPA. ON STREET:	217 SPACES
NUMBER OF HANDICAPPED PARKING SPA:	8 SPACES
AREA OF SUBDIVISION:	36.48 ACRES ±
OPEN SPACE REQUIRED:	15% OF 36.48 AC. OR 5.47 AC.
OPEN SPACE PROVIDED:	16.30 AC. (PARCEL V, W, & X.)
DEED FILE NUMBER:	F-02-082, WP-07-110

PER FINAL DEVELOPMENT PLAN, 2ND AMENDMENT 200 UNITS ARE ALLOWED, 192 UNITS ARE PROVIDED

7. WATER AND SEWER ARE PUBLIC, CONNECTED TO PROJECT # 20-3601-D.

8. WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.

9. STORMWATER MANAGEMENT IS PROVIDED BY TWO F-1 SAND-FILTER FACILITIES, SHEET FLOW TO BUFFER CREDIT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II.

STORMWATER MANAGEMENT WILL BE PRIVATELY OWNED AND MAINTAINED BY HOA.

10. WETLAND DELINEATIONS PERFORMED BY B.S. ENVIRONMENTAL, INC. DATED: JUNE 2000. APPROVED UNDER F-02-82.

11. TRAFFIC STUDY BY THE TRAFFIC GROUP, DATED JANUARY 7, 2005. APPROVED UNDER 4TH AMENDED COMPREHENSIVE SKETCH PLAN IN APRIL 27, 2006.

12. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.

13. NO EXISTING STRUCTURES EXIST ON SITE.

14. THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(a) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50 % OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.

15. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES. PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.

16. ALL STORM DRAIN PIPES TO BE HDPE PIPES UNLESS OTHERWISE NOTED.

17. COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.

18. USE HO. CO. STD. R-3.01 STANDARD "7" COMBINATION CURB AND GUTTER, UNLESS OTHERWISE NOTED.

19. USE HOWARD COUNTY STD. P-2 PAVING SECTION AND SIDEWALK STD. DET. R-3.05 UNLESS OTHERWISE SHOWN.

20. SHARED ACCESS EASEMENTS, SHARED PARKING EASEMENTS AND WALL MAINTENANCE EASEMENTS HAVE BEEN RECORDED ON PLAT # _____ IN THE LAND RECORD OF HOWARD COUNTY, MARYLAND (LIBER: _____, FOLIO _____).

21. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (195 SHADE TREES, 29 EVERGREEN AND 450 SHRUBS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$76,350

22. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.

23. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.

IN ACCORDANCE WITH SECTION 128 OF HOWARD COUNTY ZONING REGULATIONS, PAW WINDOWS, CHIMNEY OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACK.

24. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING REGULATION AMENDMENT EFFECTIVE 7/28/06.

25. STREET LIGHT LOCATION AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY RESOLUTION NO. 1993-01 AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENT (JUNE 1993) A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

27. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) -3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

28. ALL PLAN DIMENSIONS ARE TO FACE OF THE CURB UNLESS OTHERWISE NOTED.

29. THERE IS NO FLOODPLAIN ON SITE.

30. ALL WATER METERS ARE PRIVATE, INSIDE METERS.

31. ENTRANCE IMPROVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD R-10.01.

32. RETAINING WALLS IN EXCESS OF 30" IN HEIGHT SHALL HAVE A SAFETY RAILING.

33. TRASH WILL BE STORED IN THE FIRST FLOOR (PARKING AREA) AND WILL BE MOVED TO THE TRASH PADS ON THE COLLATERAL DRIVE. REFUSE REMOVAL WILL BE PRIVATE, AND WILL BE SCHEDULED BY THE COLLECTION COMPANY.

34. AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE PROVIDED FOR EACH BUILDING.

35. THE MAIN ENTRANCES OF THE BUILDINGS SHALL BE UTILIZED BY HANDICAPPED PERSONS.

36. A KNOX BOX SHALL BE PLACED ON THE FRONT SIDE OF EACH BUILDING, TO THE RIGHT OF THE MAIN ENTRANCE 4'-5" IN HEIGHT AND NO MORE THAN 6' LATEROALLY FROM THE DOOR.

37. ALL RETAINING WALLS 30" IN HEIGHT OR GREATER SHALL HAVE A FENCE ALONG ENTIRE LENGTH. FENCE SHALL BE 36" IN HEIGHT WITH OPENINGS LESS THAN 4" IN WIDTH.

38. STREET LIGHT SHALL BE LOCATED AT EACH ENTRANCE, STA. 6+81.01 OFFSET 39' LEFT, AND ST. 21+14.83 TLEFT USE A 250 WATT SAG/30' POLE/ 12' ARM.

39. THIS PROJECT IS SUBJECT TO WP-07-110, APPROVED ON JUNE 29, 2007, TO WAIVE REQUIREMENT OF CONSTRUCTION OF SIDEWALKS ON BOTH SIDED OF ALL STREETS IN THE PROJECT AND ALONG THE PROEC FRONTAGE IN RESIDENTIAL SITE DEVELOPMENTS.

40. PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF HOWARD COUNTY BILL 60-2007.

project	date
03-081	DEC.2007
illustration	engineering
MMM	MMM
scale	approval
AS SHOWN	

no.	description revisions	date

OAKMONT AT TURF VALLEY

TAX MAP 16, P/O PARCEL 8, BLOCK 10

COVER SHEET

**MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers **Planners** **Surveyors**
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



builder/developer

Oakmont Condominiums - Rear Elevation

04-24-08



ARCHITECTS ■ PLANNERS



Oakmont Condominiums - Front Elevation

builder/ developer

04-24-08



ARCHITECTS ■ PLANNERS



Oakmont Condominiums - Side Elevations

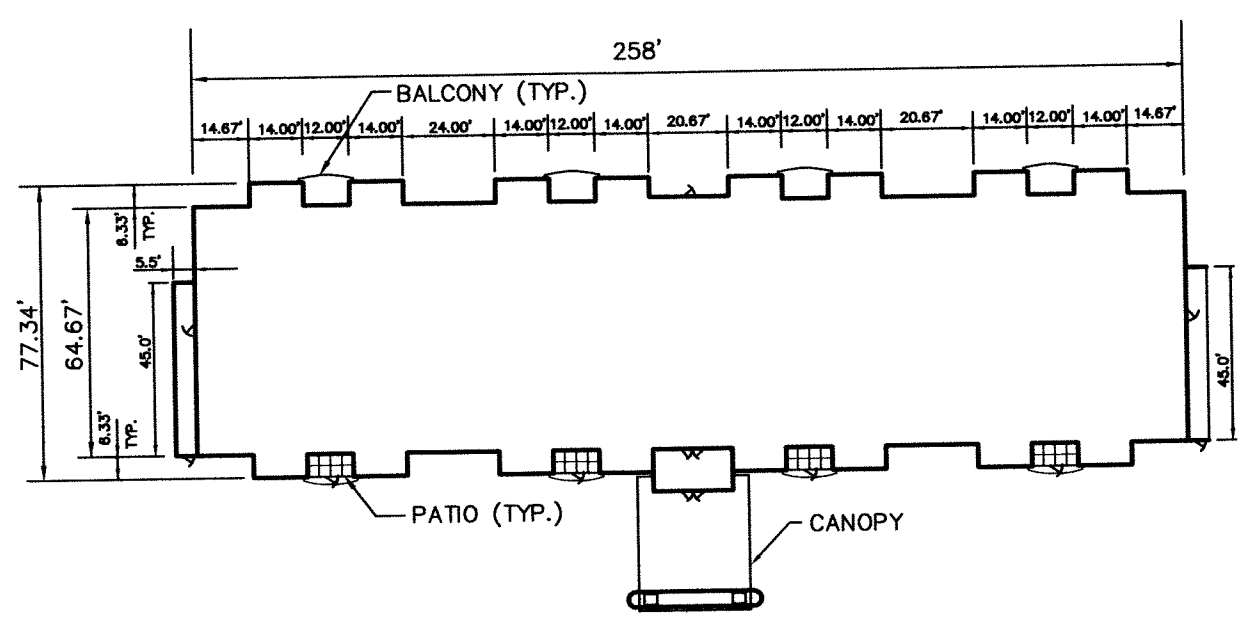
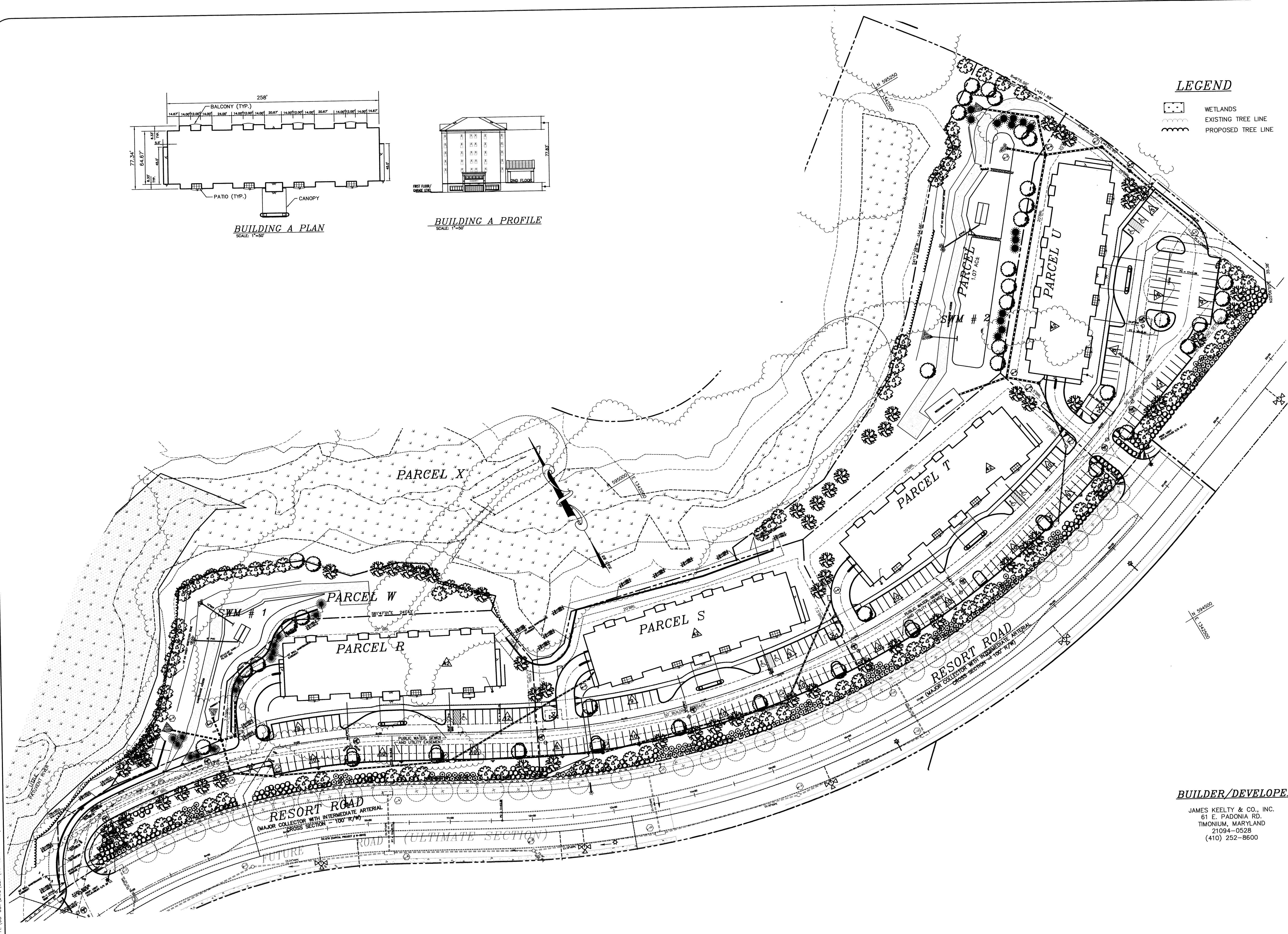
builder/ developer

04-24-08

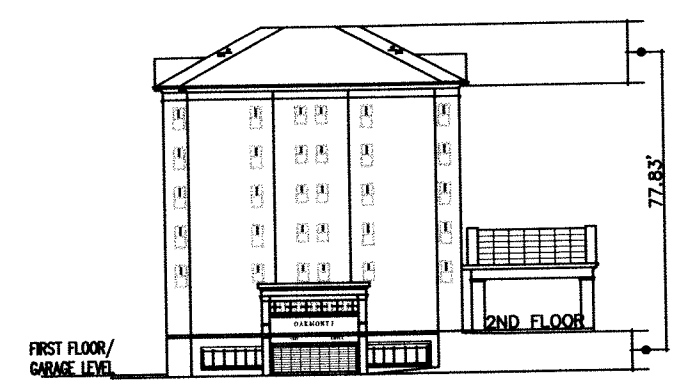


ARCHITECTS ■ PLANNERS

H:\03-081\DWG\SDP\TV\TOPO-2000\DM-SWM



BUILDING A PLAN
SCALE: 1"=50'



BUILDING A PROFILE
SCALE: 1"=50'

LEGEND

- [Symbol] WETLANDS
- [Symbol] EXISTING TREE LINE
- [Symbol] PROPOSED TREE LINE

BUILDER/DEVELOPER

JAMES KEELY & CO., INC.
61 E. PADONIA RD.
TIMONIUM, MARYLAND
21094-0528
(410) 252-8600

**MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Ext. (301) 627-5521 Wash. (410) 997-0238 Fax.

OAKMONT AT TURF VALLEY

PARCELS: R, S, T, U, V & W

TAX MAP 16, P/O PARCEL 8, BLOCK 10

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

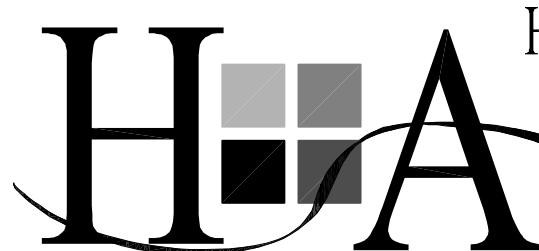
PLAN

project	date	no.	description	revisions	date
03-081	DEC. 2007				
illustration	engineering				
MM	MM				
scale	1"=50'				
approval	RH				

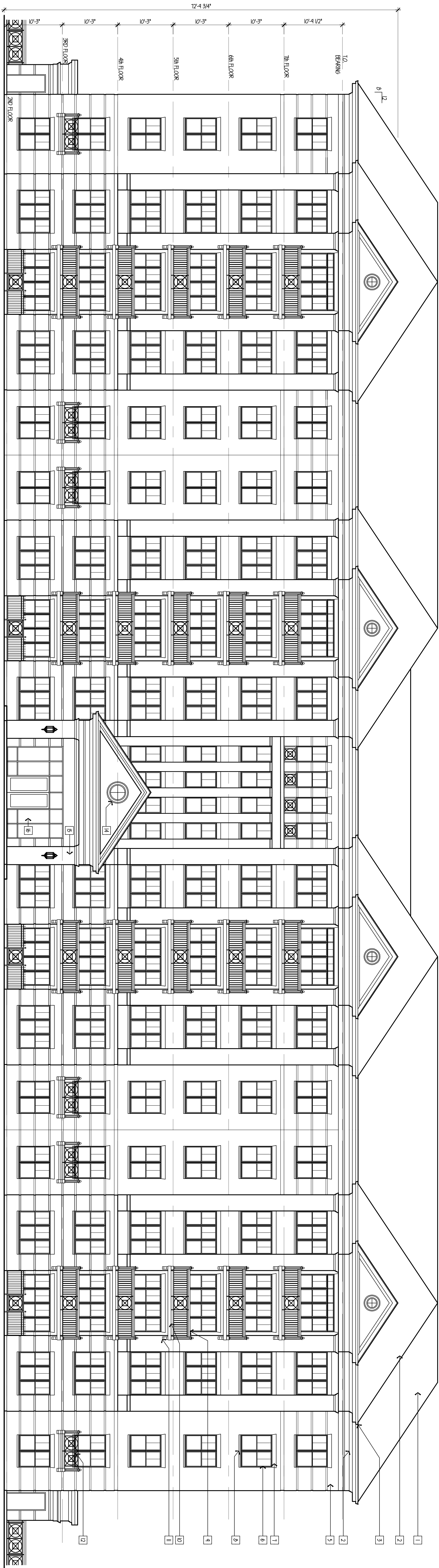
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TURF VALLEY
OAKMONT CONDOMINIUMS
ELLCOTT CITY, MARYLAND
JAMES KEELTY AND COMPANY

CONSULTANT

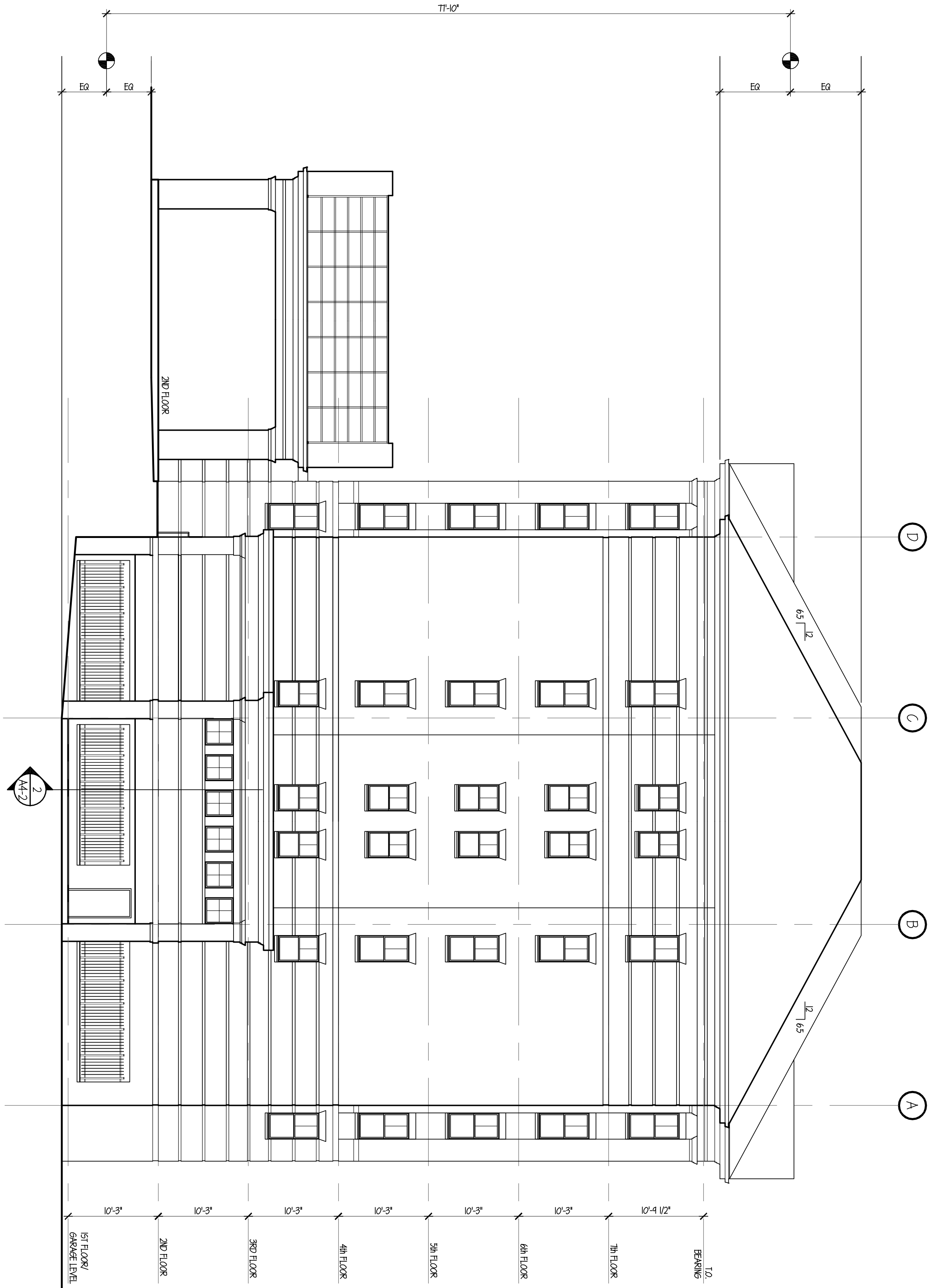


HENNEMAN + ASSOCIATES
ARCHITECTS ■■ PLANNERS
10705 Charter Drive, Suite 440
Columbia, Maryland 21044
Tel: 410.992.4417 ■ Fax: 410.992.4497
■ www.hennemanarchitects.com



1
ELEVATION 1
BLDG NO. 1, 2, 3, & 4
A2-1

1/8" = 1'-0"



2
ELEVATION 2
BLDG NO. 1, 2, 3, & 4
A2-1

1/8" = 1'-0"

ELEVATION KEY NOTES

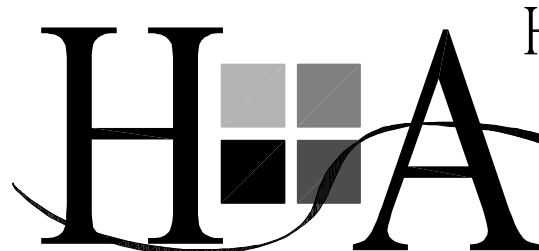
1. SCHEDULED SINGLE ROOF
2. EPS CORNICE
3. REFINISHED ALUMINUM GUTTER
4. REFINISHED ALUMINUM DOWNSPOUT
5. WOODEN VENEER
6. SCHEDULED WINDOW
7. SCHEDULED LINTEL
8. SCHEDULED SILL
9. SCHEDULED GARAGE DOOR
10. PRECAST CONCRETE BALCONY
11. SCHEDULED BRACKET
12. SCHEDULED ALUMINUM BALCONY RAIL
13. SCHEDULED METAL FENCE
14. SCHEDULED TYPED CIRCULAR WINDOW
15. SCHEDULED ENTRY FIBER
16. SCHEDULED COLUMN
17. SCHEDULED ENTRY CORNER LINTEL
18. SCHEDULED SCHEDULED WINDOW & DOOR
19. -
20. -
21. -
22. -
23. -

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